

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

In Re:



Order Filed on August 10, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: _____

Hearing Date: _____

Chapter: _____

Judge: _____

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form: ☐ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.
DATED: August 10, 2021



Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

After review of the Debtor's motion for authorization to sell the real property commonly known as _____, New Jersey (the Real Property).

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☐ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:

Amount to be paid:

Services rendered:

OR: ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$_____ claimed as exempt may be paid to the Debtor.
6. The ☐ *balance of proceeds* or the ☐ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:
The Judicial/Judgment lien of Bank of America under Docket Number BUR-L-797-15 and J 116045-16 is hereby Voided as to 6 aka 8 S Garfield Ave, Wenonah NJ 08090 only.
Select Portfolio Servicing Inc, shall be paid in full at closing pursuant to a payoff statement generated through the date of lender. The proposed sale shall be completed within 90 days of entry of the order. Any Short sale offer is subject to the approval of the Select Portfolio Secing Inc.
Non Debtor co-owener is allowed 50% of the net proceeds.
The Chapter 13 standing Trustee and the debtor and non debtor co-owner shall convey Title.
Debtor shall file an Amended Schedule J within 14 days of the date of the Order removing any expenses related to this property.
This Order shall take effect immediately and any 14 day waiting period shall not apply.

rev.8/1/15